The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, October 13, 2026 beginning at 6:00 p.m**. at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Rob Kallas, Chairperson
Invocation: Sharon Call, Commissioner
Pledge of Allegiance: Steve Johnson, Commissioner

PRESENT	**EXCUSED**
Rob Kallas, Chairperson	Karen Danielson, Commissioner
Sharon Call, Commissioner	Ryan Done, Commissioner
Jared Schauers, Commissioner	
Mike Marchbanks, Commissioner	
Steve Johnson, Commissioner	
Scott Thompson, Commissioner	
Michael Florence, Community Dev. Director	
Brittany Wilde, City Planner	
Brian Haws, City Attorney	
Britni Laidler, Recorder	
Aubrie Ivie, Deputy Recorder	

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of September 29, 2026, were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 29, 2026 AS PRESENTED. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Kallas called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no comments.

CURRENT BUSINESS

4. **Minor Subdivision – Ken's Cove, Plat D** Kaye Heaton is requesting minor subdivision approval for a two-lot subdivision.

City Planner, Brittany Wilde, presented a request from Kaye Heaton for a minor subdivision approval at 557 West Gilman Lane. The request would divide one residential parcel into two lots of about 0.46 acres each (approximately 20,000 and 20,008 square feet), which meets the minimum lot size.

Planner Wilde explained the history of the property, stating that a 2016 major subdivision created seven lots, and lots 1 through 5 were developed. In May 2023, at the request of the applicant, the Planning Commission approved a plat amendment combining vacant lots 6 and 7. The same applicant now asks to restore the original two-lot configuration.

Commissioner Thompson asked what had changed to prompt the applicant's desire for the plat amendment reversal. Roger Dudley spoke on behalf of the applicant and explained that Ms. Heaton had combined the lots intending to build a large home on a single lot. However, since returning from a mission, she now wishes to sell the lots as two separate parcels rather than build on the single lot.

Commissioner Marchbanks clarified that the request returns the property to exactly the dimensions of the original plat. Mr. Dudley confirmed and also noted that utilities were stubbed in with the original plat and that no modifications were made after the lots were combined.

Following general discussion, Chairperson Kallas called for further comments from the Commissioners. Hearing none, he called for a motion.

COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT 557 W GILLMAN LANE (PARCEL 44:246:0008) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE PLAT; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. THE PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Public Hearing- General Plan Street Master Plan Map Amendment – Future Cul-de-sac Street** Brook Blackhurst has submitted a land use application to Lindon City requesting an amendment to the Lindon City General Plan Street Master Plan Map. The proposed amendment is to include a future cul-de-sac street on the Lindon City General Plan Street Master Plan Map.

Community Development Director, Michael Florence, presented a request from Brook Blackhurst to add a future cul-de-sac street to the General Plan Street Master Plan Map.

Director Florence explained that during final review of the subdivision that was approved about a month earlier, staff found the Blackhurst's property short by the required 0.66 of water shares. Rather than pay the deficit, Blackhurst proposed adding a planned public street to the Street Master Plan, since street area is not counted toward water share requirements. He noted that 50 feet of frontage had already been reserved for the future street, the home was positioned to meet the 30-foot side yard setback for corner lot requirements along a public street, and the street area closely matches the needed square footage for the water-share area. Staff agreed this was an acceptable option and prepared an ordinance for the Commission's consideration.

Commissioner Thompson asked about the benefit of adding the street for the city. Director Florence replied that the city is not driving the request and stated that the owner plans to develop the area in the future, including homes for his children.

Commissioner Schauers asked what preliminary work had been done to confirm the layout. Director Florence stated that master plan streets have some flexibility in alignment and that preliminary subdivision work was done years ago, but nothing is currently pending. He added that a sewer main has already been installed by Mr. Blackhurst in the area to serve future homes. Regarding a possible connection east to 400 West, he stated that it may not work as a public street because the existing home at 400 West does not meet the 30-foot corner-lot side-yard setback. Commissioner Schauers observed that the cul-de-sac could bend to the east, and Mr. Florence confirmed that the maximum cul-de-sac depth of 650 feet would not be exceeded. The existing parcel remains one parcel. Chairperson Kallas asked if the street would be a dedicated street at this point and Director Florence clarified that no street would be dedicated until future development.

COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER CALL SECONDED THE MOTION. THE MOTION CARRIED.

Brook Blackhurst stated that the sewer and driveway are already in place for future development. He has no current development plans beyond the corner lot, but hopes his children will build there, and the family eventually intends to build the full cul-de-sac. In response to Commissioner Thompson, Mr. Blackhurst acknowledged that he understands he would be responsible for curb, gutter, and sidewalk to the full width the city requires, and that he would work with Director Florence on those dimensions. No public comments were offered.

COMMISSIONER CALL MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.

Following general discussion, Chairperson Kallas called for further comments from the Commissioners. Hearing none, he called for a motion.

COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2026-20-O TO AMEND THE LINDON CITY GENERAL PLAN STREET MASTER PLAN

MAP FOR A NEW CUL-DE-SAC STREET AT APPROXIMATELY 490 W. 200 S. WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Public Hearing – General Plan Future Land Use Map Amendment – Timpanogos School District** Timpanogos School District is requesting to amend the General Plan Future Land Use Map for the properties at 460 N. State Street and 490 N. State Street from Transit/Commercial Node, General Commercial, and Low Density Residential to Community Facilities.

Items 6 and 7 were presented together, though motions for both items were made separately.

City Planner, Brittany Wilde, began the presentation of items 6 and 7 by stating that Timpanogos School District requested an amendment to the General Plan Future Land Use Map for 460 North State Street and 490 North State Street, changing the current designations of Transit Commercial Node, General Commercial and Low Density Residential to Community Facilities to allow for a proposed district administrative office building.

Planner Wilde explained that the Community Facilities designation is intended for civic buildings, public schools, and other publicly owned infrastructure. She cited General Plan Policy 6.1, including 6.1(B), which commits the city to cooperate with the school district to ensure future school and public service needs are met. Planner Wilde stated that Staff found the proposed use consistent with the designation and recommended approval.

COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

A Timpanogos School District representative was present. No members of the public offered comment during the hearing. Commissioner Call asked how much regulatory authority the city has over school districts. Director Florence replied that it is limited, and noted that office use is already permitted in the General Commercial zone, so the district was not required to seek the amendments. He expressed appreciation that the district applied in order to keep the city's zoning and General Plan consistent with other public facilities.

Commissioner Thompson stated that he was speaking in his personal capacity as a resident rather than in his role as a Planning Commissioner. He expressed concern that the district was moving forward with a multimillion-dollar administrative building while facing a

projected budget shortfall and considering closure of Lindon-area elementary schools. He suggested that an existing school building under consideration for closure might be used instead of constructing a new office building. He also noted concerns about proposals to bus students from Lindon Elementary and Aspen Elementary to a school in Pleasant Grove, and said the situation made him feel that Lindon was losing some local control. He added that he was surprised that more members of the public were not present to express similar concerns. The district representative responded that those broader policy and school closure issues are discussed at school board meetings and were beyond the representative's role at this meeting. Commissioner Call noted that she had spoken with the school board chair and understood that the board believed its approach to be financially justified, and she encouraged residents to discuss those reasons directly with the board.

COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.

Following the motion to close the public hearing, Chairperson Kallas called for further comments from the Commissioners.

Commissioner Schauers asked about the two parcels, formerly a car dealership, already acquired by the district. Director Florence stated that they remain separate parcels and must be combined before a building can be built over the property line. Because they are parcels rather than platted lots and no public dedication is involved, the owner may combine them without a plat approval process.

Following general discussion, Chairperson Kallas called for a motion.

COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL FOR ORDINANCE 2026-21-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE LAND USE FOR THE PROPERTY LOCATED AT 460 N STATE STREET FROM TRANSIT NODE/COMMERCIAL TO COMMUNITY FACILITIES AND 490 N STATE STREET FROM GENERAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO COMMUNITY FACILITIES WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Public Hearing - Zoning Map Amendment – Timpanogos School District** Timpanogos School District is requesting to amend the Lindon City Zoning Map for the property located at 460 N State Street from Commercial General A (CG-A) to Public Facilities (PF).

City Planner, Brittany Wilde, had presented this request together with Item 6. Timpanogos School District requested to amend the Zoning Map for 460 North State Street from Commercial General A (CG-A) to Public Facilities (PF), to better reflect the public and institutional purpose of the proposed administrative building. Staff's analysis was consistent with that for the General Plan amendment.

COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED.

No public comments were offered.

COMMISSIONER CALL MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

Commissioner Johnson asked about the stipulations of the Public Facilities zone. Director Florence explained that it is a general zoning designation allowing schools, city facilities, lift stations, and essentially anything publicly or quasi-publicly owned. He added that schools and other public entities were moved into this zone in a prior action, and that this request keeps the property consistent with that. He noted that the General Plan had not been amended at that time, though the zoning map was.

Following general discussion, Chairperson Kallas called for a motion.

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND ORDINANCE 2026-22-O TO AMEND THE LINDON CITY ZONING MAP FROM COMMERCIAL GENERAL A (CG-A) ZONE TO PUBLIC FACILITIES (PF) WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

8. **Site Plan Approval – Timpanogos School District** Timpanogos School District is requesting site plan approval to construct a new administrative office building.

City Planner, Brittany Wilde, presented the district's request for site plan approval to construct a new administrative office building at 490 North State Street. She explained that,

under Utah State Code, the school district is not required to comply with the city's landscaping or architectural design standards and the city may not impose requirements on aesthetics, construction methods or materials, or municipal building codes. The district must still comply with minimum lot size, setbacks, height, parking, engineering, and floodplain regulations.

The proposed building is about 33 feet tall, below the 48-foot maximum, and meets lot size and setback requirements. The site plan shows 144 parking stalls. However, no parking tabulation or floor plan was submitted, so staff could not determine the required number of stalls, and a condition requires a parking analysis. Access would be from State Street and 500 North, and a UDOT access permit is required for the State Street access.

Although the District is exempt, staff provided recommendations. For landscaping, these included trees every 30 feet on center along State Street and 500 North, a 20-foot landscape strip with a 2-foot berm meeting Lindon Code Chapter 17.19 and Section 17.48.030, and interior parking lot landscaping with 75 percent vegetation in islands and one tree per ten stalls. For architecture, the proposed building uses split-faced block, brick, and architectural metal panel. Staff recommended projecting sills at windows that do not reach the ground and decorative cornice treatment.

The city engineer is resolving technical issues with the civil plans. The property lies within a flood zone, so the building must be constructed one foot above base flood elevation and a floodplain development permit is required. The applicant must also submit water shares for both parcels, comply with any bonding requirements, and comply with UDOT permits. Staff recommended approval subject to the conditions in the staff report and described the building as an amenity to the city.

Commissioner Call asked how closely the district is following the city's recommendations. The district representative, who identified as the district architect and who will become a facilities supervisor with Timpanogos School District on July 1, stated that the district is close. The one item the district typically does not follow at its school sites is landscaping in parking islands, where it uses cobble to eliminate irrigation. The recommendations have been passed to the landscape architect. Director Florence stated that parking requirements must be met, and that staff needs the building's square footage and a breakdown of uses, such as the boardroom, classrooms, and offices, to confirm that 144 stalls is adequate. He noted that the site appears to have room for additional parking if needed. Commissioner Call commended the district's willingness to comply with the city's requests.

In response to Commissioner Schauers, the representative stated that the facilities east of the building, including physical facilities, technology, purchasing, and the warehouse, would remain as they are.

Chairperson Kallas asked whether the district would consider installing sidewalk, curb, and gutter along Locust Avenue at the east boundary, where the improvements are discontinuous, as part of developing the site. The representative agreed to propose it, noting that safe walking routes for children are the biggest issue on that street. Director Florence noted that larger storm drain issues exist along that street.

Chairperson Kallas also asked whether the site plan could be approved before the City Council acts on Items 6 and 7. City Attorney, Brian Haws, confirmed that it could, because the district was not required to bring those items forward.

Following general discussion, Chairperson Kallas called for further comments from the Commissioners. Hearing none, he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE APPLICANT WILL COMPLETE THE FLOODPLAIN DEVELOPMENT PERMIT AND COMPLY WITH THE LINDON CITY FLOOD DAMAGE AND PREVENTION ORDINANCE; 3. THE APPLICANT WILL SUBMIT ALL REQUIRED WATER SHARES FOR PARCEL #14:068:0276 AND PARCEL 14:068:0263 AND WILL COMBINE BOTH PARCELS INTO ONE SERIAL NUMBER FOR THE COUNTY; 4. THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; 5. THE APPLICANT WILL PROVIDE A PARKING ANALYSIS TO DETERMINE THE NUMBER OF REQUIRED PARKING SPACES; 6. THE APPLICANT WILL COMPLY WITH ALL UDOT PERMITS AND REGULATIONS; AND 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. Community Development Director Report-

- General City Updates
- Next meeting October 27th

NEW BUSINESS

Commissioners discussed online criticism following the previous meeting, ongoing parking issues at the townhome development, and the importance of locating visitor parking near project entrances. They also noted parking concerns related to the Corbridge property because the private road to the east is owned by Walmart and may not be available for parking.

ADJOURN-

COMMISSIONER JOHNSON MOVED TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, October 27, 2026

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Rob Kallas, Chairperson

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Michael Florence, Community Development Director